

**MINUTES OF A SPECIAL MEETING OF THE
RESOURCE CONSERVATION COMMISSION**

January 13, 2003

Ken Lee Building Conference Room
430 "F" Street

MEETING CALLED TO ORDER by Chair Teresa Thomas at 4:07 p.m.

ROLL CALL/MOTION TO EXCUSE

MSC (Reid/Jasek) to excuse Commissioner John Chávez. **Vote:** (4-0-0-1) with Bensoussan absent.

MEMBERS PRESENT: Chair Teresa Thomas, Vice-Chair Doug Reid, Commissioners Juan Diaz, Stanley Jasek and Pamela Bensoussan (4:21 p.m.)

STAFF PRESENT: Marilyn Pongeggi, Environmental Review Coordinator
Steve Power, Environmental Projects Manager
Paul Hellman, Environmental Projects Manager
Tom Adler, Assistant Engineer II
Dave Kaplan, Transportation Engineer
Linda Bond, Recording Secretary

OTHERS PRESENT: Steve Wragg, RBF
Jeff Galizio, Bon Terra Consulting
Elysian Mah, David Evans & Associates
Karen Ruggels, David Evans & Associates
Tom McCabe, McCabe Harris
Tim Wilson, Bella Lago LLC
Cindy Eldred, Law Office of Cynthia L. Eldred

APPROVAL OF MINUTES: December 2, 2002

Chair Thomas requested an addition to page 5 where she referred to brush management. She was specifically referring to the fact that there are residences only a fence away from the actual Regional Park, and the residences did not have brush removal, which is very hazardous. She would like the Otay Valley Regional Park Preserve used as a reference for any reviews concerning fire hazard prevention and for fire hazard monitoring or inspections. And that, for the sake of information, would refer to any cognizant staff person or responsible body.

MSC (Reid/Jasek) to approve the minutes of December 2, 2002 with the abovementioned revision. **Vote:** (4-0-0-2) with Chávez and Bensoussan absent.

ORAL COMMUNICATIONS: None.

NEW BUSINESS

Agenda Items #1 and #2 were taken out of order.

2. EIR-02-05 – Bella Lago Precise Plan, Rezone and Tentative Tract Map

Mr. Steve Power (*Environmental Projects Manager*) reported that Bella Lago is an approximate 180-acre planned community residential project located in the most northeastern corner of Chula Vista, which would be accessed through Rolling Hills Ranch. The project site is planned for 140 single-family homes on 93 acres. The remaining 86.5 acres is open space. The Environmental Impact Report (EIR) analyzed all the aspects of potential environmental concerns anticipated in an EIR. There are no significant impacts that cannot be mitigated to below a level of significance.

Commission Comments

Chair Thomas asked if the site was degraded. Ms. Marilyn Pongeggi (*Environmental Review Coordinator*) indicated that the site is not degraded. It has to do with the type of habitat that is up there. There are a variety of trails throughout that area. There is an access road for the SDG&E easement that goes through the southern portion of the project.

Vice-Chair Reid noted that, at the top of Page ES-3, there was a reference to the North City Preserve Management Area. Ms. Pongeggi stated that the MSCP is divided up into three preserve areas for planning purposes, and Bella Lago is in the North City Preserve area.

Vice-Chair Reid noted that the mitigation measures for hydrology/water quality were tied to a Tentative Map approval. He was wondering if those should really be at grading plan or at a later date. Ms. Pongeggi indicated that the Attorney's office had been advising staff that the mitigation measures are first tied to the Tentative Map, which is a discretionary action.

Vice-Chair Reid noted that the regional map, Figure 2-1, was not up to date and should be replaced. He questioned several points in the EIR, such as mass or phased grading, timeframe of buildout and location of the bicycle and walking pathway. All were answered to his satisfaction.

Chair Thomas was concerned about off-site purchase of mitigation land. Ms. Pongeggi assured her that the first priority was to mitigate within the City's Preserve.

Chair Thomas stated that there should be an update to the impacts of the water supply. Ms. Ponseggi indicated that the Otay Water District has told staff that they have adequate facilities and adequate supply to serve this project. Mr. Tom Adler (*Assistant Engineer II*) indicated that the Otay Water District owns a reservoir in the Preserve.

MSC (Jasek/Reid) to recommend certification of the EIR. **Vote:** (5-0-0-1) with Chávez absent.

1. IS-03-10 – Corporate Plaza Parking Structure, 678 Third Avenue

Mr. Paul Hellman (*Environmental Projects Manager*) displayed a site plan of the proposed project. The 1.7-acre site currently contains a multi-story commercial office building and a parking lot. The proposed project consists of the construction of a 3-level parking structure within the western portion of the project site to accommodate the parking needs of the existing on-site commercial office building. The proposed parking structure would increase the number of on-site parking spaces from 166 to 239. Single-family residential is immediately west of the structure. The primary issue addressed in the Initial Study was noise. Three noise measurements were taken along the western perimeter of the project site on two separate days. A noise study determined that no significant noise impacts would result; therefore, no mitigation was required. Another issue was aesthetics. Because the 25-foot high parking structure is only 10 feet away from the property line of single-family residential, aesthetics were looked at very carefully. To achieve a greater degree of coverage, large trees will be planted along the western boundary and a 3-foot high concrete wall along the western façade of the second and third levels of the parking structure would aid in screening vehicles from view.

Commission Comments

Commissioner Bensoussan asked about visibility from Third Avenue. Mr. Hellman stated that the parking structure would be in the rear. You could catch a quick glimpse of it through the surface parking lots north and south of the office building.

Commissioner Bensoussan asked if this was a free parking lot. Mr. Hellman indicated that it is only for the use of the existing private office building. Mr. Tom McCabe (*McCabe Harris, 1909 State Street, San Diego, CA 92101*) stated that there is a tremendous demand for additional parking at this office building.

Chair Thomas asked if the parking spaces would be wide enough to get in and out of SUV-type vehicles because that is a problem in some places. Mr. McCabe indicated that the spaces are 9 feet wide.

Commissioner Bensoussan asked about security issues since the structure is open and would only be occupied during the day. Ms. Ponseggi indicated that projects are

routinely routed to the Police Department who advise on ways to design in order to cut down on police problems.

Vice-Chair Reid asked if there was any place in Chula Vista where it has the relationship between a parking structure and single-family dwellings like this? Staff and other RCC members responded in the negative. Mr. Hellman indicated that no comment letters had yet been received from any of the adjacent homeowners.

Commissioner Jasek was surprised to learn that the parking structure was not connected to the office building or equipped with an elevator. Mr. Hellman indicated that the required handicap parking would be on the ground level.

MSC (Diaz/Jasek) that the Initial Study is adequate and to recommend the Negative Declaration for adoption. **Vote:** (5-0-0-1) with Chávez absent.

3. Friendship Park Tree Removal Letter to City Council

Ms. Pongseggi stated that an incorrect title had been placed on the agenda; therefore, this item could not be discussed. The item would be placed on the next RCC agenda.

ENVIRONMENTAL REVIEW COORDINATOR COMMENTS: Ms. Pongseggi handed out the revised 2003 meeting schedule to the Commissioners. The next meeting is February 3, 2003.

CHAIR COMMENTS: None.

COMMISSIONER COMMENTS

Commissioner Bensoussan gave a brief report on what is happening with the Historic Preservation Task Force. There have been three meetings. The first meeting was an informational meeting. The second meeting was devoted to goals and mission for the group. The third meeting was a recapitulation of all those goals and a Mission Statement was adopted. The next meeting will be an overview of Chula Vista's historic sites. Chair Thomas recommended that there should be some publicity that this Committee exists. Ms. Pongseggi reminded Chair Thomas that this is a working Committee. Any recommendations it made would go forward to the City Council.

Commissioner Bensoussan handed out historic calendars that had been prepared by the Otay Land Company with help from her and the Chula Vista Heritage Museum. The purpose of the calendar is to raise funds for the Heritage Museum.

Commissioner Jasek asked if anyone tracks the recommendations that are made by the various Commissions and which recommendations are acted upon positively by the City Council. Ms. Pongseggi stated that there is no such tracking system.

Commissioner Jasek stated that he attended the Growth Management Oversight Commission (GMOC) open forum the other night and was appalled at the lack of participation. He too is very concerned about growth and water availability. He asked the GMOC if they periodically go back and review the thresholds based on updated information (i.e., the fact that we may lose all this water from the Colorado River and decisions that were made 5-10-15 years ago based on data stating that we would have that flow of water). Commissioner Jasek commented that, if Chula Vista has gotten to the point where it is so important for us to grow larger that we have to cut back on everything we enjoy, then where have we come.

Commissioner Jasek asked that between now and the next meeting that everyone present, while driving through Chula Vista, pay particular attention to the disruption that is created by the public transit system because of the lack of design for good traffic flow. There have got to be ways to work around the physical impediments to make things nicer and better and flow smoother.

Chair Thomas reminded staff that she had not yet received a copy of the MSCP implementing ordinances.

ADJOURNMENT: Chair Thomas adjourned the meeting at 5:45 p.m. to a regular meeting on Monday, February 3, 2003, at 6:30 p.m. in the Ken Lee Building Conference Room, 430 "F" Street, Chula Vista, CA 91910.

Prepared by:

Linda Bond
Recording Secretary